Mail

BOOK 10272 PG 130

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REGISTER
DAVIDSON COUNTY, TN.

025045.52

IDENTIFICATION REFERENCE

This Instrument Prepared By:
JOHN STARK, ATTORNEY AT LAW
Hermitage Executive Building
4207 Lebanon Road
Hermitage, Tennessee 37076

ADDRESS NEW OWNER:
Ralph L. Ulmer
3520 Hoggett Ford Road
Hermitage, TN 37076

SEND TAX BILLS:
To Owner

MAP-PARCEL:
Map 85
Parcel 24

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We Ralph L. Ulmer and Wife, Marion W. Ulmer, hereinafter the Grantors, have bargained and sold and by these presents do quitclaim and convey, for the purpose of creating two separate properties, unto Ralph L. Ulmer and Wife, Marion W. Ulmer their heirs and assigns, all of his right title and interest in and to a certain tract or parcel of land in the State of Tennessee as described as follows, to wit:

BEING Lot No. 2 on Final Plat Cabinet Shop recorded in Book 9700 Page 233 RODC, TN.

BEGINNING at a monument in the margin of Hoggett Ford Road, the northeast corner of Lot No. 2 and the northwest corner of Rufus Helton property in book 2813 page 523, thence along Helton's west boundry south 3 degrees 57 minutes 39 seconds west 336.72 feet to an iron rod, thence north 79 degrees 32 minutes 19 seconds west 315.91 feet to an iron rod, thence north 73 degrees 24 minutes 50 seconds west 148.80 feet to an iron rod, thence north 69 degrees 20 minutes 36 seconds west 286.77 feet to an iron rod, thence north 69 degrees 53 minutes 29 seconds west 153.42 feet to an iron rod, thence north 70 degrees 38 minutes 23 seconds west 314.52 feet to an iron rod, thence north 64 degrees 27 minutes 36 seconds west 223.86 feet to an iron rod, thence north 31 degrees 12 minutes 51 seconds east 49.14 feet to an iron rod, thence south 67 degrees 37 minutes 21 seconds east 612.30 feet to an iron rod, thence north 59 degrees 27 minutes 18 seconds east 211.49 feet to a monument, thence south 43 degrees 31 minutes 31 seconds east 61.79 feet to an iron rod in the margin of Hoggett Ford Road, thence along said margin south 70 degrees 55 minutes 9 seconds east 163.17 feet to an iron rod between Lot No. 1 and Lot No. 2, thence along Lot No. 1 boundary the following calls leaving said margin south 19 degrees 4 minutes 51 seconds west 70.0 feet to an iron rod, thence south 73 degrees 53 minutes 51 seconds east 294.92 feet to an iron rod, thence north 19 degrees 7 minutes 25 seconds east 20.0 feet to an iron rod, thence south 62 degrees 5 minutes 15 seconds east 8.08 feet to an iron rod, thence north 17 degrees 54 minutes 45 seconds east 89.31 feet to an iron rod, thence north 14 degrees 12 minutes 48 seconds east 142.95 feet to an iron rod in the margin of Hoggett Ford Road between Lot No. 1 and Lot No. 2, thence along said margin with a curve having a radius of 141.56 feet an Arc length of 25 feet to an iron rod, thence continuing along said margin south 69 degrees 12 minutes 11 seconds east 58.67 feet to a monument the point of beginning. Containing 3.765 acres

There exists an easement for disposal field for Lot No. 2 and a water line easement from well pump house on an across Lot No. 1 as evidenced by recorded plat in book 9700 page 233.

BEING the same property conveyed to Ralph L. Ulmer and Wife, Marion W. Ulmer by Warrantee Deed from Rose S. Hager of record in book 5955 page 11 Registrars Office Davidson County Tennessee.

This is improved property located and known as 3520 Hoggett Ford Road.

Said property is conveyed subject to such limitations, restrictions, defects, if any, and encumbrances as may effect the premises.

Ralph L Ulmer
RALPH L. ULMER

Marion W. Ulmer
MARION W. ULMER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ralph L. Ulmer and Marion W. Ulmer, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this the 26th day of November, 1996.

NOTARY PUBLIC

My Commission Expires: 3/21/98.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

9643 11/26 0101 03CHECK 8.00

The actual value or consideration, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 26th day of November, 1996.

NOTARY PUBLIC

My Commission Expires: 3/21/98.